



ఆంధ్రప్రదేశ్ రాజపత్రము
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NOTIFICATIONS BY GOVERNMENT
MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (M)

Municipal Administration and Urban Development Department- Andhra Pradesh
Building Rules, 2017- Amendments- Notification-Orders-Issued.

[G.O.Ms.No.7 Municipal Administration & Urban Development (M) Department,
20th, January, 2025]

NOTIFICATION

In exercise of the powers conferred by section 585 read with section 592 of the Andhra Pradesh Municipal Corporation Act, 1955 (adapted GHMC Act, 1955); section 18 of the Andhra Pradesh Municipal Corporations Act, 1994; section 326 of the Andhra Pradesh Municipalities Act, 1965, section 44 (1) of the Andhra Pradesh Town Planning Act, 1920, sub-section (2) of section 18 of the Andhra Pradesh Capital Region Development Authority Act, 2014 and Sections 116 & 117 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, the Government of Andhra Pradesh hereby makes the following amendments to the AP Building Rules, 2017 issued in G.O.Ms.No.119, MA&UD (H) Dept., dated 28.03.2017 and amendments issued thereon from time to time.

AMENDMENTS

In the said Rules:-

I. In Rule 2,-

1. in sub-rule (103), the following clause (a) shall be added, namely,-

“103(a) Flatted Industry

FLATTED INDUSTRIES' means a multi-storied industrial building subdivided into small, separately occupied units, which are used for manufacturing, assembly, and storage purposes:

II. In Rule 3,-

1. **in sub-rule (10), in clause (xxiii) after the sub-clause (6) the following shall be added, namely,-**

In case of heavy industries irrespective of height, Structural designs and drawings prepared duly taking the soil bearing capacity into consideration and certified by IIT, NIT, JNTU, Andhra / Venkateswara or any other government university is mandatory

III. In Rule 57,-

1. **in sub-rule (2), for clause (a) the following table 17(a) shall be added, namely,-**

Table-17(a)
Flatted Group Industry and Service Center

Sl · No	Plot Size (in Sq. m) Above -Up	Parking provisio n	Height (in m) Permissibl e Up to	Building Line or Minimum Front Setback to be left (in m)					Minimum setbacks on remainin g sides (in m)
				Abutting Road Width					
				Up to 12 m	Abov e 12m up to 18m	Abov e 18m up to 24 m	Abov e 24m up to 30 m	Abov e 30m	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	1000- 2000	Stilt+ 1Cellar floors	7	3	3	4	5	6.5	2.5
			12	3	3	4	5	6.5	3.0
			15	3	3	4	5	6.5	4.0
2	2000- 4000	Stilt+ 2Cellar floors	7	3	3	4	5	6.5	4.0
			12	3	3	4	5	6.5	4.5
			15	3	3	4	5	6.5	5.0
3	Above 4000	Stilt + 2 Or more Cellar floors	7	3	3	4	5	6.5	4.0
			15	3	3	4	5	6.5	10

K.KANNA BABU
SECRETARY TO GOVERNMENT (FAC)